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Nancy Wuerfel Earns Certificate of Honor for Dedication to SF

Friends of Nancy Wuerfel at the San Francisco Board of Supervisors meeting honoring her contributions to the City. Left to right: Sally Stephens, Mark Duffett, Kathy Howard, District 3 Supervisor and Board President Aaron Peskin, Mary McAllister and Kathleen Bergerson. Story on page 4. *Photo by Thomas K. Pendergast.*

Funds to Reinforce Firefighting Infrastructure Run Dry

By Thomas K. Pendergast

Money from a 2020 bond measure, sold to voters as financing for expanding an earthquake-resistant pipeline system for westside neighborhoods, may run short for water infrastructure improvements instead after a unilateral decision by the San Francisco Public Utilities Commission (SFPUC).

The Emergency Firefighting Water Supply (EFWS) system, formerly known as the Auxiliary Water Supply System, is a more robust system of pipelines that operates separately from the City's main water system. It was initially built after the 1906 earthquake because so many water mains and connections in the regular system were broken resulting in insufficient water pressure to fight fires.

It was completed in 1913, when most of San Francisco was built up in the northern and eastern parts of the City. After some additions in 1986, the furthest the system goes west is 12th Avenue in the Richmond District and 19th Avenue in the Sunset District. The hydrants for these are identified by red tops in the Richmond and black tops in the Sunset.

Former city supervisors Sandra Lee Fewer and Gordon Mar both pushed for the expansion of this system into western neighborhoods. Current District 1 Supervisor Connie Chan and District 4 Supervisor Joel Engardio also support expansion of the EFWS.

In March of 2020, voters approved Proposition B which allowed bond sales of $628.5 million to improve post-earthquake firefighting infrastructure. It passed with 82% of the

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Proposed Housing Rules May Have an Impact on West Side

By Thomas K. Pendergast

Changes proposed for new housing throughout the City could have a big impact on the west side if SF Mayor London Breed's plan for "streamlining" the process to replace single-family homes with multi-unit buildings is approved.

The Constraints Reduction Ordinance, a.k.a. the Housing Production Ordinance, would amend San Francisco planning codes and zoning maps while eliminating some of the processes now in place.

On June 29, the Planning Commission passed the ordinance, with a few amendments, by a 3-2 vote and it is now headed to the Board of Supervisors.

"The fact is, so many people have had the ability to live in this city for many generations and is oftentimes the only reason why they can still afford to live here," Breed said at a rally before the vote. "What happens to the folks who are working hard, two and three jobs and still can't afford the rent, or can't afford to put a down payment on a home to stay in the place that they were born and raised in? We have to get out of our own way.

"The layers of bureaucracy that have been created have really been a burden for the problem of building housing," she said.

District 4 Supervisor Joel Engardio has already announced his support for the proposed ordinance.

"We don't have enough housing for our teachers, first responders and the next generation of families," Engardio said. "Why not? Because we haven't built enough housing to match decades of demand and that results in something sad. What happens when people want to get married or have a kid? Too often they move out of San Francisco.

"We need to build more six-story apartments, five stories of housing above a café, grocery, senior center, child care – everything that all residents in a neighborhood will benefit from."

The Planning Department's Aaron Starr told the commission that the proposed ordinance is the next step in a "Housing Element" plan which outlines how the City is going to meet a California state-mandated goal of build-

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Sunset Filmmaker and Father Screen 'Chinatown Rising' Doc.

By Asha Ingram

After decades of historical film he shot sat untouched in his basement, Richmond District resident Rev. Harry Chuck, with the help of his son filmmaker Josh Chuck, who lives in the Sunset District, is finally ready to show it to the world in the new documentary "Chinatown Rising" at the 4 Star Theater.

Harry and Josh's documentary uses the reverend's 16mm film and local TV station footage to showcase San Francisco Chinatown's rich history and journey in overcoming oppression through a rise in activism and sense of community.

The documentary also includes numerous interviews – including the reverend himself – from the Chinatown activists involved in the change of the neighborhood from the 1960s-'80s. Many of the interviewees still live in the City today.

For Harry, it was opportunity that inspired him and his son to finish the film project he had put aside since his college days. A Chinatown native, Harry worked in that community for many years as a minister as well as running a youth program at the local community center, the Cameron House, which is still active to this day. During that time, Harry used his camera to capture the transformation Chinatown was

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Rev. Harry Chuck (left) and his son Josh collaborated to create the documentary "Chinatown Rising."

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Looking Back

Kinen Carvala

Queen's Visit

Which U.S. president hosted a banquet for 260 guests in Golden Gate Park?

In early 1983, Queen Elizabeth II toured California for the first time. Her itinerary included a state dinner on March 3 in her and Prince Phillip's honor at the M.H. de Young Memorial Museum (as it was known at the time), according to the presidential diary.

The dinner menu included lobster terrine with golden caviar, consomme of pheasant, quenelles of goose liver, loin of veal with morel and balsam sauce. The Saint Francis Hotel catered the meal and provided the china, silver and crystal, according to Enid Nemy writing for the New York Times. The U.S. State Department paid for the food, estimated at $70 a plate by food experts, reported Donnie Radcliffe for the Washington Post.

Invited guests to join the Queen and host President Ronald Reagan included:

- Paul Berg, Stanford professor and Nobel Prize winner in Chemistry.
- Dianne Feinstein, mayor of San Francisco.
- Ed Zschau, entrepreneur and San Francisco representative in Congress.
- George Deukmejian, governor of California.
- Ted Koppel, journalist.
- Joe Montana, 49ers quarterback voted the most valuable player in the 1982 Super Bowl.
- Willie Mays, SF Giants player inducted into the National Baseball Hall of Fame in 1979.
- Thomas W. Chinn, Chinese American historian.
- Shirley Temple Black, diplomat and former child actress.
- Natalia Makarova, ballerina and choreographer.

The museum's newest exhibit then had horse drawings by Leonardo da Vinci lent by the United Kingdom,.Members of the San Francisco Symphony and San Francisco Opera performed at the dinner event.

Half a mile away from the museum, by Lincoln Way and Ninth Avenue, more than 5,000 people were protesting, according to the San Francisco Chronicle, but the protestors were too far away to be heard by the dinner guests, reported Radcliffe. At the protest, free meals of hot dogs and potato salad were provided by Irish Northern Aid as part of an Irish Republican Committee coalition to contrast with the Queen's banquet, as reported by the Chronicle and SF Examiner. Activist groups to protest the state dinner were granted permits by San Francisco Recreation and Park Department on

England's Queen Elizabeth II and U.S. President Ronald Reagan share a toast at a banquet held at the M.H. de Young Memorial Museum in Golden Gate Park on March 3, 1983. *Photo courtesy of the National Archives.*

Feb. 10, 1983, according to a compilation of 102 pages posted to the Federal Bureau of Investigation's (FBI) online records site, The Vault, on May 23, 2023, according to CNN. The activists were described by the FBI as "traditional leftist groups" including Livermore Action Group, National Lawyers Guild, American Indian Movement, gay and lesbian groups, "and other local activists."

The Livermore Action Group engaged in civil disobedience protesting nuclear weapons, including blocking an entrance to the Lawrence Livermore National Laboratory in March 1982, according to former member Ken Butigan.

The National Lawyers Guild provided legal services for the anti-nuclear movement, according to the Guild's website. The Guild's National Immigration Project represented refugees from Central American countries such as Nicaragua and El Salvador undergoing civil war, with Cold War thinking often determining which side received American support.

The American Indian Movement (AIM) brought attention to Native American issues after a 19-month occupation of Alcatraz Island in the San Francisco Bay from 1969 to 1971. The occupation of Wounded Knee (South Dakota) in 1972 led to a 10-week armed standoff with law enforcement, and within two years, most AIM leaders were jailed, underground or dead, according to researchers Jeffrey Stotik, Thomas E. Shriver and Sherry Cable. FBI infiltration of AIM came to light in 1975, when Douglass Durham revealed his dual roles of FBI paid informant and chief aide to the AIM co-leader, according to John Kifner, a reporter for the New York Times.

Acquired immunodeficiency syndrome (AIDS) was described in the February 1983 issue of the New York Times Magazine as "the century's most virulent epidemic" with "big-city homosexual communities" particularly hard hit. The Centers for Disease Control (CDC) had difficulty in tracking the spread of AIDS. When the CDC's AIDS task forces were doing contact tracing in 1981, important information like names of an infected person's sexual partners were not always attainable – e.g., infected people met strangers at a gay bathhouse or bar – though some people came forward with names.

During a White House press briefing on Oct. 15, 1982, reporter Lester Kinsolving asked Press Secretary Larry Speakes for reaction to CDC's announcement of AIDS as an epidemic. The press secretary replied he didn't think anyone in the White House knew about it, according to an excerpt from the documentary "When AIDS Was Funny," by Scott Calonico.

The FBI also expected Irish Northern Aid to participate in the Golden Gate Park protest. At a different stop on the Queen's San Francisco visit, Irish Northern Aid leader Seamus Gibney screamed "stop that torture," referencing claims over British government treatment of captured Irish Republican Army (IRA) members during "the Troubles," a decades-long conflict over Northern Ireland continuing at the time of the banquet, reported Nemy.

Out of the island of Ireland's 32 counties, 26 mostly Catholic counties seceded from the U.K. after World War I, eventually becoming the independent Republic of Ireland, while six counties remained in the U.K. as a Protestant-dominated region called "Northern Ireland." Tensions there rose between people who wanted to join the Republic of Ireland or remain in the U.K. especially after British troops fired on unarmed Catholic civil rights protestors in 1972, an event known as "Bloody Sunday." Paramilitary groups, e.g, the secessionist IRA and pro-British Ulster Defence Association, became more active. (Although the IRA is pro-Irish, the Republic of Ireland is not pro-IRA.) In 1998, the Troubles resolved with the Good Friday (Belfast) Agreement, which created new structure for British and Irish cooperation and identities in Northern Ireland.

While an investigation by the Christian Science Monitor found that some Irish Northern Aid funds did reach charity programs for prisoners, U.S. District Court Judge Charles S. Haight Jr. wrote in a May 1981 ruling that Irish Northern Aid was acting as an arm of the IRA.

Prince Phillip, Queen Elizabeth's husband, lost his uncle Lord Louis Mountbatten in a 1979 IRA bombing.

The same FBI documents ("The Vault") also described a planned threat to Queen Elizabeth II's yacht when passing under the Golden Gate Bridge. The bridge's walkways were closed for the royal yacht, and no threat materialized.

Nevertheless, with respect to the San Francisco Irish community, the FBI wrote "the opportunity to demonstrate against the queen will be hard for most Irish to pass up" but protests were expected to be non-violent. The FBI acknowledged the "wide variety of interests of the groups involved in the protests against both the visit of the queen and the president."

Queen Elizabeth died on Sept. 8, 2022, at age 96 at Balmoral Castle, under medical care. Ronald Reagan served two terms as the 40th president of the U.S. from 1981 to 1989 after serving two terms as governor of California from 1967 to 1975. He died on June 5, 2004 at age 93 at his Los Angeles home.

The museum building that hosted the Queen's dinner contained both the de Young Museum and the Asian Art Museum. Damaged by the 1989 earthquake, the building was reconstructed starting in 2002 with the replacement opening in 2005. The new building is vastly different from the one Queen Elizabeth II visited, and the Asian Art Museum relocated to Civic Center.

The de Young museum is on the north side of Golden Gate Park's Music Concourse with a parking garage entrance at Fulton Street and 10th Avenue.

Find an archive of Kinen Carvala's "Looking Back" columns at RichmondSunsetNews.com.

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TIMES HAVE CHANGED

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Take a Culinary Tour of the U.K. at Willow on the Green in the Inner Sunset

By Noma Faingold

Alex J. Sinclair, owner of the Sunset District's charming, old-fashioned shop, Willow on the Green, which specializes is artisanal foods from the British Isles, has packed a lot of things into his 40-year-old life, before this latest passion project.

Born in the suburbs of London, Sinclair exhibited an entrepreneurial spirit as early as age 11, selling candy out of his trunk at boarding school. His culinary apprenticeship was as a military cook in the Midlands, from age 16 to 20. His training as a chef continued in London, where he worked at such esteemed restaurants as Le Pont de la Tour and The Chop House.

His experience as a chef led him to be part of a culinary children's show called, "The Food Factory." His focus soon shifted to film.

"That gave me the bug for film," Sinclair said. He moved to New York in 2004, where he also began working in publishing (textbooks and education).

"All of that informed me to open this shop because it trained me as a curator," he said. "I'm taking my food knowledge and merging it with the education and curation bit. When people come in, we treat it like a museum visit. We're educators."

At one time, Sinclair considered joining a monastery. He also learned to play drums and the Japanese Shinobue flute, while briefly living in Japan and performing at music festivals. He moved to San Francisco in 2009 and did duty as an au pair and private chef for his brother, who lived in Sausalito at the time.

The façade of the 350-square-foot Willow on the Green, which opened on May 1, 2022, has an old-world look, like something you might see in the 1920s, in New York's Lower East Side, with its shiny black tile below a display window and gold lettering in classic typeface, which reads, "PICNICS," "PROVISIONS" and "CHEESE," bordering the window.

Inside, there's an array of beautifully packaged chutneys, jams, marmalades, curds, crackers/biscuits, cookies and chocolates, along with refrigerated items, such as clotted cream, bacon jam and, of course, a wide variety of cheeses, mostly from England, Ireland and Scotland. Customers often are looking to put together a picnic lunch on their way to Golden Gate Park (less than two blocks away). The shop sells three sizes of picnic baskets and tartan plaid blankets.

For more than three months before opening the shop, Sinclair went back to the U.K. to conduct intensive research on what products to carry and how to present them.

"I went from farm to farm; creamery to creamery, interviewing and checking on quality and lineage," he said. "I talked to cheesemongers, who were a lot of help."

There was no substitute for seeing and tasting in person, which is the same philosophy Willow on the Green has adapted.

"You've got to be there in person. You've got to see how it is. You've got to interact," Sinclair said. "You can't lie to people. You actually have to know. If I say something is quality, I have to look them in the eye. I can't fake it."

He also learned a lot by reading 2019's "A Cheesemonger's History of the British Isles," by Ned Palmer. "It's required reading for all the staff," said Sinclair.

Laying out cheese samples every weekend (usually four carefully selected varieties) is part of the shop's commitment to educating and serving a customer base that is about 60% walk-ins (including tourists) and 40% repeat business. Sinclair estimates that Willow on the Green served $15,000 in samples in its first year.

Alex J. Sinclair, owner of Willow on the Green, dressed for the occasion of the shop's recent first-anniversary weekend. ***Photo by Noma Faingold.***

"I can talk about British cheeses all I like, but there no way to describe Red Leicester unless you put it in your mouth," he said.

Willow on the Green has its own

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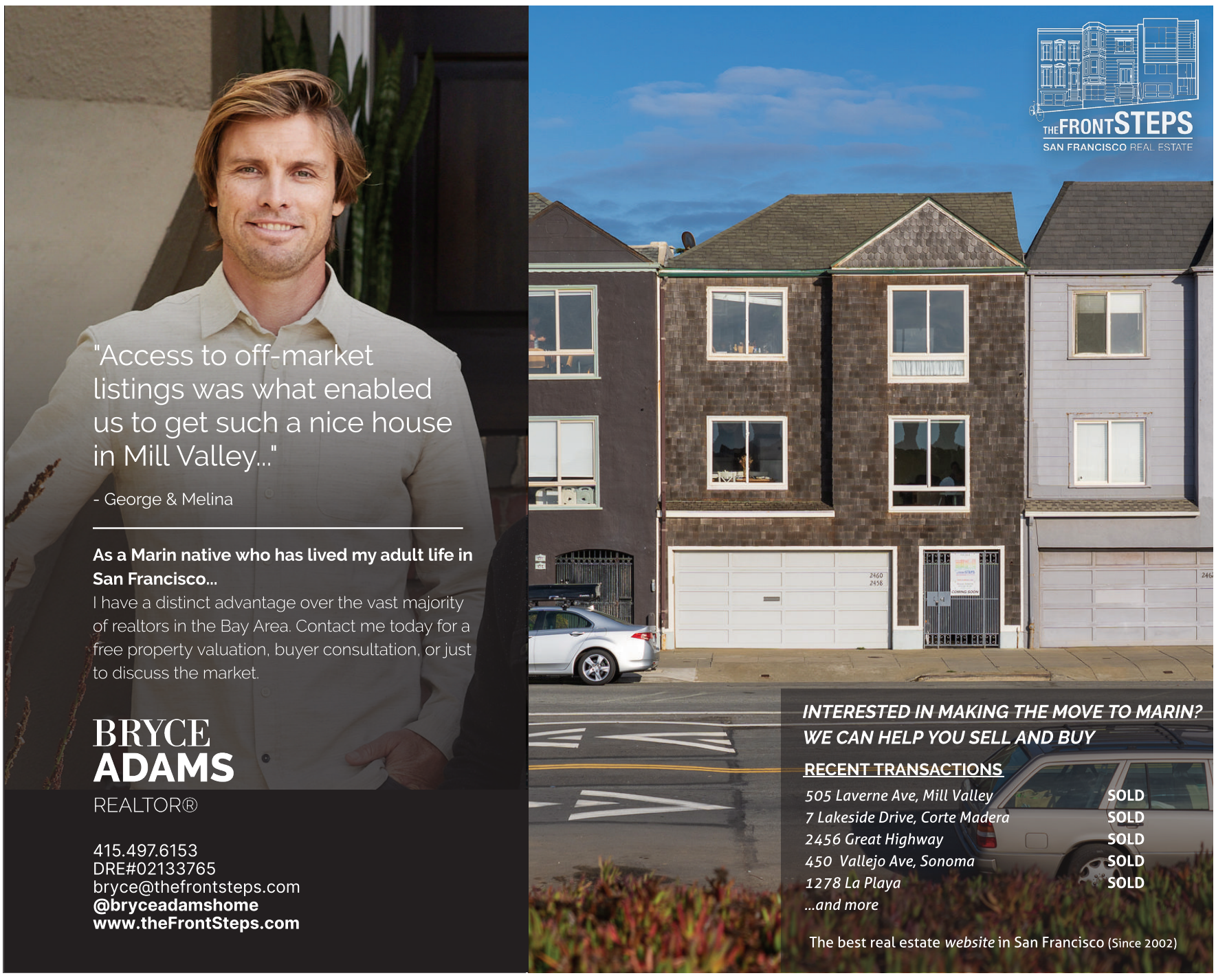
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Advocate Nancy Wuerfel Honored at City Hall by Friends and SF Supervisors

By Thomas K. Pendergast

Her friends and admirers call Nancy Wuerfel a formidable advocate, master of the spreadsheets, a supernatural force, a secret weapon, the Sherlock Holmes of city bureaucracy and a fiercely independent woman dedicated to good city government.

At a June 13 meeting of the SF Board of Supervisors, Wuerfel was honored for her efforts with a resolution commending her for her "exemplary advocacy and stewardship in promoting preservation and conservation efforts in the City and County of San Francisco, recognizing her significant contributions to historic preservation, environmental protection, neighborhood-based planning and expressing gratitude for her dedicated service to the citizens of San Francisco."

District 3 Supervisor Aaron Peskin, who sponsored the resolution, said he met her in 2001 after he first became a San Francisco supervisor.

"She was in essence my secret weapon, as this Board of Supervisors stood up to the Federal Aviation Administration, Gov. Gray Davis, then (State Sen.) John Burton and Mayor Willie Brown, oh, and President George Bush. They were dead set on filling in two square miles of the bay for additional runway separation, which now is a thing of the past, as we spent way less money than the $10 billion that project would have cost and now have radar technology that can solve most of the problem," Peskin said. "Nancy was at the forefront of that fight and did things that I don't think I've ever seen anybody do, which was to read bond prospectuses and tease out things that were dynamite for this supervisor at the time."

She was also a columnist and opinion piece writer whose work appeared in the Richmond Review, Sunset Beacon and Westside Observer, where she supported and advocated for the expansion of the Emergency Firefighting Water Supply system as a separate set of water pipelines built to be robust enough to survive a major earthquake like the 1906 shaker, along with a seawater pump to supply it at Ocean Beach.

Nancy Wuerfel. ***Courtesy photo.***

"Nancy was a formidable advocate because of her deep knowledge of the city's budget and policies," her friend Mary McAllister told the Board. "She was the master of the spread sheets that revealed how projects were funded and the economic interests that were involved.

"Nancy was my co-worker when she worked at San Francisco General Hospital (SFGH), and I was working at UCSF. We were both responsible for managing professional fee billing and reimbursement for services provided by doctors at SFGH and UCSF. I admired her understanding of the complexity of professional fee billing."

District 4 Supervisor Joel Engardio shared a story of an encounter he had with her.

"When I was running for supervisor last year, I knocked on her door and I was probably talking to her for a good 45 minutes," Engardio said. "She grilled me on all manner of issues, and I appreciated how much she has served our City by being a budget hawk, by investigating the natural areas plan, by really pushing for better public safety on the west side when it comes to water and the fire department; I'm just really grateful for the work she's done.

"And I'm told that she's listening in right now and so Nancy, thank you for your service to San Francisco," he added.

Nancy Wuerfel was unable to attend the meeting due to illness.

"I've known Nancy for almost 25 years," Sally Stephens said. "I've sat next to her at countless hearings here in City Hall and we've spent hours on the phone discussing strategy and politics. I've watched her organize community support and sometimes opposition to various proposed policies.

"She's helped me understand city budgets and how to figure out where the money goes. She was an early mentor when I began to get involved in animal, park and neighborhood issues; all areas with which she has had experience," Stephens said.

"She always backs up her positions with real data, looking up hard-to-find, decades-old original documents to see for herself what the facts actually were, not simply something what other people told her they were. She's a fiercely independent woman and I am honored to be her friend. I can't think of anyone more deserving of today's honor."

Another community advocate and activist, Katherine Howard, also gave her accolades.

"Nancy's not able to attend the hearing today but she is listening in," Howard said. "She has an amazing depth of knowledge about how the city of San Francisco works. Whenever I would call her about an issue, she'd list the city departments involved, what needed to be done, whom to contact and perhaps most intriguing, where the bodies were buried.

"As a member of the Golden Gate Park Preservation Alliance, Nancy worked to prevent the Rec. and Park Department, from building a water-treatment plant on parkland, again in Golden Gate Park. The project included a chemical building and other important sites. As a result of community efforts, the SFPUC made a decision to move the project out of Golden Gate Park," she said.

"I want to thank you Nancy for all your work and for inspiring future generations to know that one person can make a difference," Howard said.

"She is a wonderful person," said Charles Head of the Sunset Heights Association of Responsible People. "She is a great authority. She is a supernatural force in San Francisco, and I commend her to you, I commend you for giving her this honor and God bless you all."

"Nancy is and has for decades been an exemplary citizen of this City, an advocate for good government, historic preservation and public safety," said Woody LaBounty, president and CEO of San Francisco Heritage. "Nothing gets by Nancy, and she always makes sure she has her receipts when she fights for what's right in San Francisco."

"I think her friend Tomasita Medál summed it up just right and I just wanted to read her words into the record," Peskin said. "Nancy Wuerfel was the Sherlock Holmes of city bureaucracy for decades. She set her magnifying glass on obscure volumes of city records to find corruption, contradictions, incompetence and malfeasance. She was a formidable champion of City efficiency. She is a legend and will always be remembered."

Housing

Continued from page 1

ing more than 82,000 units in San Francisco by 2031, with the threat of state funding to support housing and transportation being withheld if the City does not meet the goal.

Starr said the City typically builds about 2,000 new units per year, yet the new mandate will require construction of about 10,000 units per year in a city with the longest approval time for new housing in the state.

Among many other changes, the ordinance would remove neighborhood notice for expansions and new construction, except for within newly created priority equity geographies, which will be mostly downtown, SOMA, the Western Addition to Japantown and areas west of Mission Street in the Outer Mission neighborhood, as well as District 7 and along the southern edge of the City. These areas will not, however, be part of most of the City's west side, including the Richmond and Sunset districts.

It also permits "double density senior housing" in all zoning districts without requiring a Conditional Use Authorization; removes Planning Commission hearing requirements for State Density Bonus projects; amends Planning Code section 317 to allow more demolitions outside of the Priority Equities Geographies – except if they are tenant occupied or have a history of no-fault evictions within five years; have more than two units under rent control; are designated historic buildings and require at least one additional unit to be added; and they must still comply with replacement, relocation and first right of refusal provisions.

It would allow 100% affordable housing projects with up to 120% of Area Median Income (AMI) to receive a fee waiver, including qualifying state density bonus projects.

"Currently only housing projects with up to 80% AMI and funded by specific agencies are eligible for the fee waiver," Starr said.

"I'd just like to stress that this is not exempting these projects from CEQA – that would still apply – but whether the project has a CEQA impact would not be used to determine eligibility for the program."

As calculated by the Department of Housing and Urban Development, in San Francisco, 100% AMI are annual incomes of $97,000 for a single person, $110,850 for two people, $124,700 for three and $138,550 for four.

The ordinance would also allow one dwelling unit to be demolished for Home-SF projects.

"This is intended to allow buildings with commercial use on the ground floor and one unit above or single-family homes in our NC (neighborhood commercial) districts to be eligible for this program," Starr said.

It would also remove California Environmental Quality Act (CEQA) impacts as eligibility requirements for HOME-SF projects.

"I'd just like to stress that this is not exempting these projects from CEQA – that would still apply – but whether the project has a CEQA impact would not be used to determine eligibility for the program," he said.

Among many points of contention, however, critics point out what is not included in the ordinance.

"This legislation fails to provide any plan for affordable housing," said Jeantelle Labertino of the Race and Equity in all Planning Coalition.

She noted that 46,000 of the 82,000 new units demanded by the state to be built by 2031 are also required to be "affordable."

"The mayor's legislation, as well as the mayor's budget, does not provide any new resources or strategies for permanent, truly affordable housing despite the mandate requiring that of the 82,000 units we need to build by 2031, 57% of those units should be affordable to those with extremely low, low and moderate income," Labertino said.

"Rather than building for San Franciscans needs, the mayor is focusing on developer giveaways that will set San Francisco on a track to repeat the same failures of the previous Housing Element. During those years, San Francisco overbuilt market-rate units by almost double and underbuilt for low-income residents by almost half."

"Mayor Breed and the Planning Department are pushing streamlining of even more luxury condos at a time when the City has an astoundingly high residential vacancy rate, 15%, and a declining population," she said.

One of the two commissioners who voted against the ordinance, Katherine Moore, also noticed the lack of an affordable housing element in the plan.

"I am unfortunately disappointed today that a major aspect of what we tried to really support in the Housing Element is indeed the creation of affordable housing for lower-income people. And I believe that this particular piece of legislation in front of us today does not fully address that particular aspect," Moore said.

She also said there are perhaps at least 60,000 housing units either sitting vacant or "in the pipeline" of construction or on the market but not yet sold.

"How many vacant units do we really have? And it's not (just) vacant units of newer buildings. It is vacant units which have been standing around vacant for more than 20 or 30 years."

"And I live in a neighborhood, predominantly a five-, six-story (buildings) neighborhood where across the street, left and right, in a 360-degree circle, they are all vacant," Moore said.

"In 1978, there were 32,000 (vacant units) based on census data provided at that time. I think the guess today is about 60,000 or more. That is on top of units that are freshly built and have not sold," she said.

"We have significant amounts of large approved projects, probably in the hundred-thousand or more units. People who have been around long enough know that these projects have not kick-started and there is always a reason and it's the economy," Moore said.

"But that is the reality and I personally do not believe that the extreme measures that have been proposed in this legislation will help us to overcome what has always been the issue, that was a hindrance of realizing housing. You all know what that is, it's called money."

Real Estate

John M. Lee

Mid-Year Real Estate Update

As I write this column, the first half of 2023 is just about over. Each year has its own challenges and this year we have been dealing with rising inflation, higher interest rates, a volatile stock market and the seemingly never-ending battle with crime, homelessness and drugs in San Francisco. So where is the real estate market at?

I analyzed the single-family home markets in the Richmond and Sunset districts, because these two markets generally track very closely together, and compared them against the data in San Francisco.

For the first six months of 2023, 61 single-family homes sold in the Richmond, as compared to 107 in 2022, a 43% decrease! The median price went from $2.55 million in 2022 to $2.33 million in 2023, a decrease of 8.6%. The median number of days on the market increased from 12 to 15. Thus, we had a substantially lower number of sales, lower prices and a slightly longer amount of marketing time in the Richmond.

In the Sunset, 147 homes sold during the first six months of 2023 versus 225 in 2022, a decrease of 34.7%. The median price dropped from $1.828 million in 2022 to $1.51 million in 2023, a decrease of 17.4%. The median number of days on the market went from 11 to 13. In the Sunset, we also have fewer homes selling, a decline in prices and also a slightly longer marketing period.

In San Francisco as a whole, the number of single-family home sales decreased by 32.1%. The median price dropped by 19.5%, and the marketing time went from 12 to 14 days. So, the trend is comparable to the Richmond and Sunset districts.

We can conclude that the real estate market in the first half of 2023 was very slow, despite the fact that the major stock indexes dropped in March but then came back to either about the same or up substantially to about 25% for the year, and the mortgage interest rates stayed in the 6.5 to 7% range. Inflation is finally coming down with all the Fed Funds rate increases. The Fed stopped increasing interest rates but signaled that there might be a couple more coming up, depending on the future inflation numbers.

As mentioned many times before, real estate is a lagging economic indicator, meaning that all the other indicators will turn positive before the real estate market. It tends to lag by about six months to a year. So now with the other indicators turning positive, we might be looking at a bottom in real estate toward the end of the year. Also, we normally get the best prices in the springtime, with prices trending somewhat lower through the summer. This timing feels about right.

With the mortgage rates going from about 4% to 7% in the last 12 months, this translates roughly to about a 28% loss in purchasing power. We are fortunate that prices have not dropped this much yet. Much of that can be attributed to the lower interest rate environment we have gone through prior to this increase.

People who bought a home recently or refinanced in the last few years are holding on to historically low mortgage rates and are reluctant to sell. If they need to, many choose to keep the property and rent it out. Others cannot afford to sell and buy something else with the higher interest rates, so they decide to stay. This leads to lower listing inventory, and buyers have to compete to purchase, thus keeping the prices from falling too much.

I think this trend will continue for the rest of the year and I will keep you updated on the market. As always, if you are thinking about buying and selling, I would strongly recommend that you consult with a Realtor, accountant and perhaps an attorney prior to making any major real estate decisions.

John M. Lee is a broker with Compass specializing in the Richmond and Sunset districts. If you have any real estate questions, call him at 415-465-0505 or email at johnlee@isellsf.com. Find an archive of John M. Lee's columns at RichmondSunsetNews.com.

Sunset Homes Sold in June*

Address	Bed	Bath	Sq. Ft.	Price
1342 24th Ave.	2	1	851	$850,000
2131 Quintara St.	2	1	1,036	980,000
2051 32nd Ave.	3	2	1,159	1,345,000
2647 46th Ave.	4	2	1,432	1,400,000
1519 47th Ave.	2	1	1,550	1,450,000
2336 Quintara St.	3	1	1,312	1,500,000
1771 22nd Ave.	3	2	1,540	1,612,000
1967 Ninth Ave.	3	1	1,470	1,620,000
1659 33rd Ave.	2	1	1,300	1,675,000
1246 43rd Ave.	3	2	1,791	1,675,000
2501 30th Ave.	3	2	1,800	1,728,000
1469 Ninth Ave.	4	2.5	2,112	1,760,000

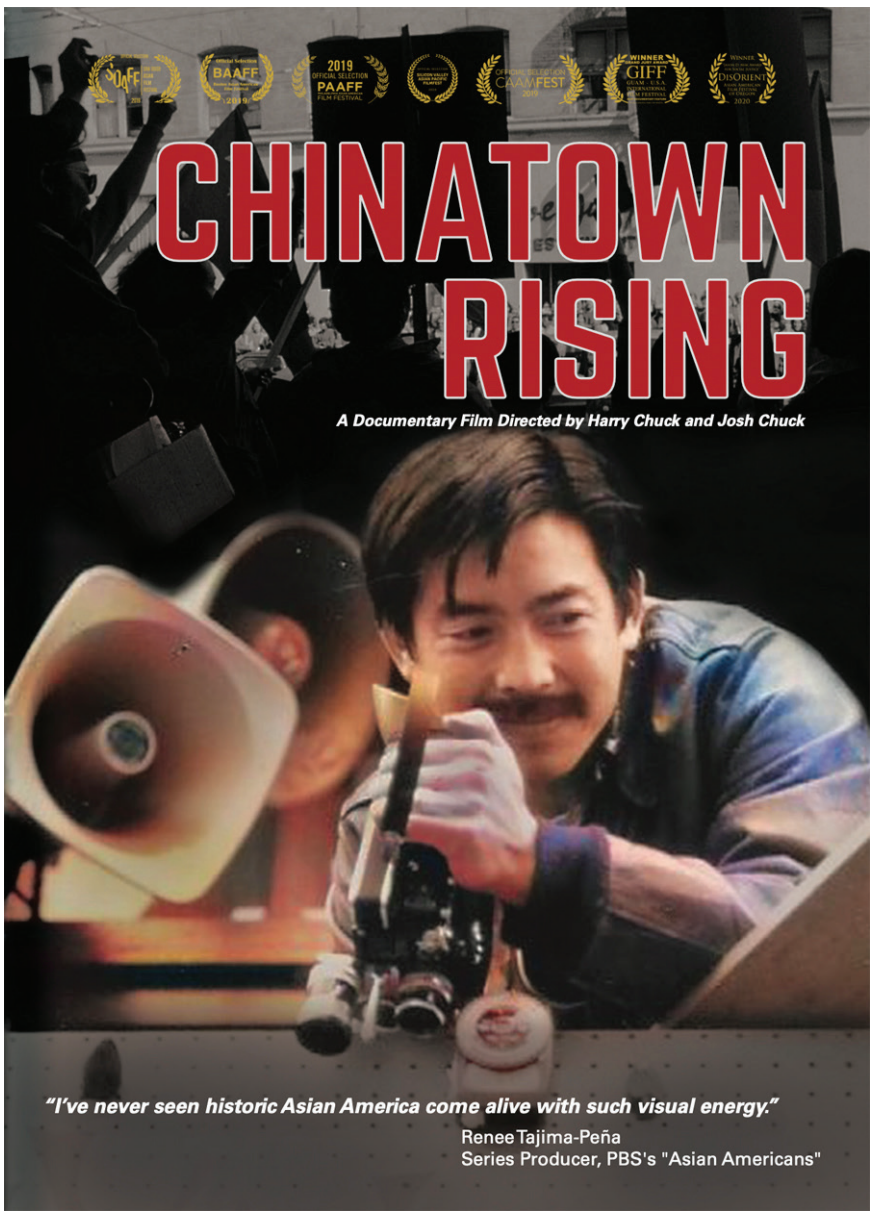
**Partial listing. Source: M.L.S.*

'Chinatown'

Continued from page 1

experiencing during those decades and the rise of the Asian American movement.

Harry was also able to use his film to advocate for the Chinatown community. Even now, as a westside resident, he is well known as a spokesperson and activist for the community. He has fought for many issues facing Chinatown residents, such as improving housing conditions and helping youth stay on a positive path. In the process, he found a deeper purpose for himself in Chinatown – helping the community stand up for itself.


CHINATOWN RISING
A Documentary Film Directed by Harry Chuck and Josh Chuck
"I've never seen historic Asian America come alive with such visual energy."
Renee Tajima-Peña
Series Producer, PBS's "Asian Americans"

"Chinatown Rising" is a father and son film project that uses archival footage to tell the story of the Chinese immigrant experience from the 1960s to the '80s. The documentary will be shown at the 4 Star Theater July 14-16. *Photo courtesy of "Chinatown Rising."*

"For the longest time, maybe for almost two centuries, Chinese people have had no voice," Harry said. "So, how do you give a voice to the community and help them have a voice themselves? That process takes a lot of time and a lot of work, and you have to develop a sense of trust in the people you're with."

Once a student in the film department at San Francisco State University, Harry hoped to put much of the footage he shot in Chinatown together for a final project in his film class. Due to the overwhelming amount of film he had recorded however, he was unable to do so. While the film footage sat in his garage for the next few decades, Harry never gave up on the idea of one day finishing his project.

Four years ago, everything changed. It started when Josh, a professional filmmaker, found his father's film footage while helping him clean out his garage.

Josh recalled watching the footage with his dad.

"There wasn't much else out there in the world that was like this footage," Josh said. "And then I started asking questions and hearing the stories from him, and we decided to start talking to some of his friends from the time."

From then on, Josh and his dad would work on the film together. For Josh, this project helped him see his dad and his life in a whole other way.

"I never asked about his life, and he didn't just volunteer information about what he'd accomplished and what he'd done," Josh explained. "Pretty much most of what I learned about him, I learned from this project that we started when he was 80 years old. That's one of the things I'm most grateful for while doing this project was learning about his life and learning about his efforts for the community."

Harry and Josh hope to reach a broader community through this film.

"I think it's a story of an immigrant community," Josh said. "And everywhere you go in this country, you find immigrant communities. A lot of them are still in their stages of development, you know some are brand new and some are in their second or third generation. But you find and what we've heard from different audiences is that a lot of the issues they have are very similar. They're parallel. The challenges that immigrants face here are deep."

Sharing his hopes for the film's reception, Harry talked about helping the new generations understand the importance of community and fighting for it.

"I think people are aware that times are changing," he said. "It's easy to forget that the most important thing we have is community. And that we all live in that community. We're hoping that our film will help people to better appreciate their communities, be mindful that we are all a part of it and that it takes work to keep it strong."

"Chinatown Rising" will be showing at the 4 Star Theater July 14-16. For more information, go to chinatownrising.com.

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Commentary

Quentin L. Kopp

Tricky Top-Two Primary System

It was Oscar Wilde who observed: "Hear no evil, speak no evil and you won't be invited to cocktail parties." That underpins Mahatma Gandhi's judgment: "Freedom is not worth having if it does not include the freedom to make mistakes."

Consider California's so-called "top-two primary" election system, as rightfully analyzed last fall by Dan Walters, who began his journalistic career in 1960 at the Humboldt Times at age 16, and now expounds for CalMatters. It's mostly fulfilled promises of sponsors in the June 2010 statewide election when voters approved it as Proposition 14. Our current governor, however, utilized it in 2018 by nurturing Republican candidate John Cox, so Cox could finish second and be crushed in November. Gavin Newsom, of course, didn't want former L.A. Mayor and State Sen. Antonio Villaraigosa, a Democrat, in the runoff. Cox, naturally, was "no competition" as a Republican. Walters thinks "top two" is a more democratic method because they must attract a broader complement of voters. As an Independent since May 1985, I disagree. The system generates tricks like Newsom pulled in 2018.

It's now almost 15 years since California taxpayers approved that $9.95 billion general obligation (aka "G.O.") bond for an electrified high-speed rail system from SF to Anaheim via L.A. Even the bellicose climate-change bastion N.Y. Times now admits the cost projections widely used by engineers and project managers prove "the train could not be completed in this century." (Voters would be assured it'd be completed by 2020.) The High-Speed Rail Authority now concedes a $113 billion total cost. There's no money left, and President Joe Biden can't help with more federal funds. Hasta la Vista! As a Daily Journal reader was reminded last December; "A billion here, a billion there and pretty soon you're talking real money (as U.S. Sen. Everett Dirksen of Illinois once remarked!)." Even Morocco in North Africa started "bullet train" service in 2018.

Mike Soltis of Ypsilanti, Michigan asked in a letter to the Wall Street Journal on April 29 whether President Biden would "thank and invite to the White House any Congressional leaders who defend 'democratic values' by shouting him down with a bullhorn during his next State of the Union message?" They could initiate Nancy Pelosi, who shredded publicly then-President Trump's State of the Union printed message after he delivered it in 2020.

I note that last month New York state legislators ended their session by voting to establish a commission to examine and report current effects of slavery, which would then be the basis of "reparations" for Blacks. New York prohibited slavery in 1827, but legislators clearly want to copy California which was never a slave state but compelled Chinese, Japanese, and "other children of Mongolian ancestry" to attend segregated schools in the 19th century. Whether Newsom would approve reparations legislation is unknown.

We do know our leader has proposed a U.S. Constitution Amendment to require universal background checks, raise the minimum age to buy a gun from 18 to 21, require a "reasonable" waiting period after purchase and before taking possession of a gun and prohibiting assault rifles in the U.S.A. An amendment requires approval from 2/3rds of Congressional members or 33 states to vote for it and request a Constitutional Convention. I can hardly wait for our governor to lobby Congressional members from Arkansas, Texas, Idaho, Alabama, Georgia, Oklahoma, Iowa or Florida, or to request approval of his nonsensical publicity act.

The 27th and last Constitutional Amendment occurred after ratification by the California State Legislature July 1, 1992, of a bill I introduced upon request from Ralph Nader, another Harvard Law School alumnus, and Paul Gann, co-author of Proposition 13 in 1978. It provides no law-varying compensation of senators and representatives shall take effect until an election of representatives has intervened: It was proposed Sept. 25, 1789 (!), with the first 10 Amendments even before North Carolina and Rhode Island ratified the Constitution, but was abated until Nader and Gann, inspired by a Texas University law student, took up the cause of allowing voters for House of Representatives incumbents to express their sentiments about voting themselves a pay raise.

As a retired judge, I'm embarrassed by the spectacle of U.S. District Court Judge Alleen Connor in Florida, one of the indicted ex-President Donald Trump's 2020 judicial appointees, being designated by random assignment to preside at his trial by jury on 37 criminal counts. She already ruled in Trump's favor in a case he brought last year objecting to the FBI's search at his Mar-a-Lago estate in Florida and was overruled by the U.S. Court of Appeals which opined there was no justification for treating Trump differently than any other object of a search warrant. (Two of the appellate court panel members were Trump-appointed and the third was appointed by George W. Bush). Judge Cannon should recuse herself because a federal trial court judge can preempt the jury and acquit "bone spur" Trump of some or all of the 37 counts against him. Remember that a judge is an official who should lay down the law, not lay down on the law!

That's why Independence Day reminds me of President Franklin D. Roosevelt's July 6, 1935, letter to Representative Samuel B. Hill: "I hope your committee will not permit doubts as to constitutionality, however reasonable, to block the suggested legislation."

Quentin Kopp is a former San Francisco supervisor, state senator, SF Ethics Commission member, president of the California High Speed Rail Authority governing board and retired Superior Court judge.

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ANNOUNCEMENTS

COMMENTARIES AND LETTERS

From the editor: All commentaries we publish are the opinions of the writers and should not be considered our editorial stance on issues. We strive to remain neutral and offer a balance of viewpoints. We invite readers who wish to express their opinions to send a letter to the editor to Editor@RichmondSunsetNews.com. Word limit for the newspaper is 350, for the website, 500. RichmondSunsetNews.com.

HAPPY BIRTHDAY

Happy July birthday to Thomas Beatty, Craig Bray, Mary Rose Buckley, Jean Williamson Carter, Patrick Craig, Steven Cresci, Hayleigh Evans, Laurel Evans, Allyssa Fielding, Claudia Martin Goldberg, Idris Sethi Iwata, Ti De Meo, Mackenzie Moore, Emma Nobuko Owan, Tom Pendergast, Dakota Blue Raymundo, Gianna Toboni, Jesse White and Michael D. Wong. *To add a name to the monthly birthday list, email Editor@RichmondSunsetNews.com. Free.*

INTERNS WELCOME

The Richmond Review and Sunset Beacon newspapers offer unpaid internships to students looking for journalism experience and instruction. For more information, call 415-706-6428 or email Editor@RichmondSunsetNews.com.

OUTER SUNSET FARMERS MARKET AND MERCANTILE

Join us every Sunday at the Outer Sunset Farmers Market and Mercantile, where you can find fresh produce from local farmers and ranchers, enjoy delicious dishes from Outer Sunset eateries and discover unique finds from local makers and artisans. Every Sunday, find a revolving series of live performers, engaging activities and exhibitions at the ArtShip and fun zone! Our farmers market accepts WIC, EBT and Market Match! 37th Avenue at Ortega Street, 9 a.m.-2 p.m. Go to sunsetmercantilesf.com or call 415-465-2475 for more details.

PHILANTHROPIST NEEDED

I am a senior lady who needs a place to live at a private residence in the west area of San Francisco. After many months of fruitless searching, I need help from a private philanthropist in order to move beyond this crisis. Having arthritis, I don't navigate many flights of stairs or hills. I use public transportation, live quietly, and have excellent references. Call 415-561-9275 if you or someone you know can provide me a home. Please help.

'PHOTOS OF THE MONTH' GALLERY ONLINE

Photographers are invited to submit three of their best photos for consideration to be published in the "Photos of the Month" gallery on RichmondSunsetNews.com. The website averages more than 20,000 views per month. Please submit photos as jpegs, 150 dpi, six inches wide. If you don't know how to size your photos, we can help. While there is no compensation for the submissions, we are planning on awarding a gift to the best photo of the month in the near future. Please submit on or near the 15th of each month. For more information, email Editor@RichmondSunsetNews.com or call 415-706-6428.

REFUSE REFUSE CLEANUPS

Cleanups in the Sunset District:

Sunday, July 9, 10 a.m.–noon, Great Highway Park Cleanup, mobilize.us/togethersf/event/448138/.

Saturday, July 22, 10 a.m.–noon, Inner Sunset Cleanup, mobilize.us/togethersf/event/464169/.

Saturday, July 29, 10 a.m.–noon, Central Sunset Cleanup, mobilize.us/togethersf/event/546732/.

SECONDHAND SATURDAYS

Come Check out Secondhand Saturdays and celebrate all things vintage, antique and secondhand. Presented by Sunset Mercantile every third Saturday of the month at Ortega Street and 32nd Avenue, 10 a.m.-4 p.m. Shop local from more than 50 vintage vendors, makers and artisans that are some of the Bay Area's best. Enjoy live music, family friendly activities, food trucks, rotating monthly features and more! Visit sunsetmercantilesf.com/secondhand/ for more information.

SEEKING A ROOM TO RENT

I have lived in the Richmond District for 27 years in a rent-controlled building that was bought by new owners last year. They are offering me a buyout to vacate my flat and are intent on clearing the building for renovation, so I'm seeking a room for rent somewhere in the City. I am quiet, reliable about paying bills and have a good reference from my former landlord. I can afford $800 a month, not including utilities, and am fine with a small room. Please call 415-571-9989 if you have such a room available to rent.

STAMP COLLECTOR AND STAMP COLLECTIONS

Stamp collector is buying stamps and stamp collections. I am buying "older stamps" from the 1800s to 1930. American Philatelic Society member since 1986. Pictures are appreciated. Call or text message 415-533-0761.

THANK YOU!

Sincere thanks to the Sunset Beacon readers who generously donated to the Nourish Your Neighborhood Newspaper campaign. Your contribution helped keep us financially healthy. If you donated before we started our Patreon campaign and would like some of our Sunset Beacon branded products (tote bag, pens, coffee mug, hat or shirt), please send an email to Editor@RichmondSunsetNews.com. We would also like to share just your name in the paper to thank you. Please let us know if that is OK. To donate, please visit our website to sign up for our Patreon campaign, send a check to: Sunset Beacon, P.O. Box 16035, SF, CA, 94116 or send via PayPal to Editor@RichmondSunsetNews.com. Thank you!

Announcements: $1 per word, 20-word minimum. Share birthdays, weddings, anniversaries, births, obituaries, graduations, sports highlights, business accomplishments, retirements, college admissions, etc.

FREE: Add a name to the monthly birthday list or submit free community events at no charge.

FREE: There is no charge for occasional announcements for small businesses celebrating an anniversary or other significant milestone or event. Send announcement to Editor@RichmondSunsetNews.com.

Announcements will run in the Richmond Review and Sunset Beacon newspapers (36,000 copies) and on RichmondSunsetNews.com (more than 20,000 views per month). Ads must be pre-paid. Deadline: 20th of the month. Mail check to: P.O. Box 16035, S.F., CA 94116. Call 415-706-6428 or email editor@RichmondSunsetNews.com for more details.

Willow on the Green

Continued from page 3

label of cheeses, including Tipperary Flavored Irish Cheddar-Whiskey (product of Ireland), Royal Blue Stilton (England) and Knockanore Irish Farmhouse Raw Milk Cheddar (Ireland).

Other popular cheeses are Black Bomber extra mature cheddar and Red Storm vintage Red Leicester by the Snowdonia Cheese Company of North Wales, both packaged in wax.

"We're the shop that brings in the hard-to-find cheeses of Britain," Sinclair said. "Some of these products have never been in this country before. They're made by mom and pops, small purveyors. A real interest for customers is to be able to get a piece of an exclusive thing."

In its first year, Sinclair said Willow on the Green made a tiny profit. For the first several months he worked about 80 hours per week and almost never paid himself a salary. He admits it was not sustainable, which is why he also continues to maintain a side job with Encyclopedia Britannica Image Quest as a curator of digital collections for museums around the world.

"I put my life savings into this," he said. "We have to crawl before we can walk."

Sinclair expects to be able to pay himself a salary by November. He has stepped back from being in the shop as often, to concentrate on buying, logistics and growing the business. Last August, he hired a manager, Fiona McGarry, to run the store. She is also learning about buying and other operations.

He also has plans to open another business nearby, in the very near future. Its working title is the "Tiny Tuck Shop," modeled after British snack shops, featuring candy and small bites. He would also like to serve beer and wine at Willow on the Green, to be able to offer cheese pairings.

A long-term goal is to open a restaurant. He wants to continue to invest in the neighborhood, where he also lives.

"It will probably take five years of grinding," said Sinclair. "I want it to be a British restaurant the way I know British – with high standards."

McGarry, who previously worked with the Flour+Water Hospitality Group, and refers to herself as a "cheese nerd," said a strength of the shop is the way Sinclair and staff connect with the neighborhood. "People come in here very deliberately wanting to support this business," she said. "They value this place. A small shop like this selling fun things is really important to people. It's going to give it staying power."

It's true that customers are rooting for Willows on the Green. People often stop by just to chat about random topics or to say, "You can do it!" Occasionally, a regular might even bring Sinclair a gift.

"The personal interactions are so positive," said Sinclair. "How can we not succeed?"

Willow on the Green, 1327 Ninth Ave. 415-259-1811. Facebook and Instagram: willowonthegreen.

Left to right: William McDonald, Fiona McGarry (manager), Alex J. Sinclair (owner) behind the counter at Willow on the Green. *Photo by Noma Faingold.*

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COMPASS

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Assemblymember Phil Ting

New Hotline to Report Hate

Hate can happen while grocery shopping, commuting to work or walking around a park. Discrimination, bullying, harassment and assaults based on race, religion, sexual orientation and other acts of bias have been on the rise.

The last three years have been especially tough for Asian Americans/Pacific Islanders (AAPIs) because a former U.S. president and others wrongly blamed this community for the COVID-19 pandemic. The rhetoric largely spurred attacks against Asians.

While 911 is always available for life-threatening situations, there's now a new non-emergency statewide hotline to report hate incidents, California vs. Hate. That number is 833-8NOHATE, or 833-866-4283, and is open Monday to Friday, 9 a.m. -5 p.m. Care coordinators can provide assistance in more than 200 languages. And because victims may be afraid of law enforcement, the hotline workers can also facilitate involving the police or local prosecutors, if warranted. But people can also remain anonymous, if they choose. Online reporting is also available at CAvsHate.org.

As Assembly budget chair, I championed the $166.5 million Asian Pacific Islander Equity Budget, which includes $10 million for the creation and implementation of this hotline. We need a dedicated line to keep track of hate incidents because we can't solve a problem unless we know how big it is. The data collected will guide us in crafting policies and directing efforts toward stopping hate.

The hotline can also connect victims with programs to help them deal with the aftermath, including legal services, mental health support or housing. Some may not know what to do once they've experienced a hate incident, and we wanted to make sure they could move forward with experts who understand the network of resources available.

California vs. Hate builds on the work that Stop AAPI Hate started back in March of 2020. The organization provides an online tool where victims of Asian hate across the country could report their encounters. More than 11,000 incidents have been reported over a three year period. The number is likely higher because hate crimes/incidents tend to be under-reported, as some fear law enforcement or retaliation. In San Francisco, city officials reported a 567% jump in 2021 of anti-Asian hate crimes.

Though the spike in cases involving hate against Asians led to the development of the new hotline, it is open to all communities. This is necessary because it's clear numerous groups could benefit. The latest California Department of Justice report shows hate crimes overall have surged nearly 33% – from 1,330 cases in 2020 to 1,763 – the following year. That's the sixth highest total recorded since the agency collecting this data in 1995. Among the highlights:

• Hate crimes against African Americans were most prevalent, rising 12.5% to 513 cases.

• Incidents motivated by sexual orientation jumped 50% to 303 cases.

• In the religious bias category, anti-Jewish events were up 32% to 152 cases.

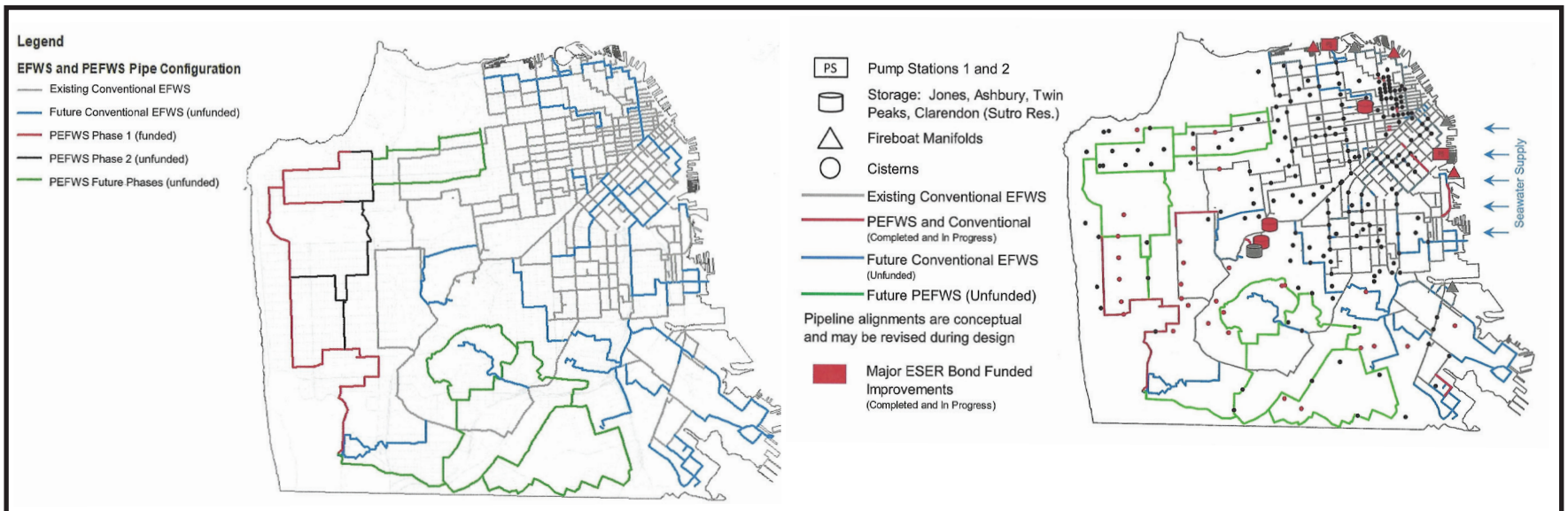
• Latinos saw a nearly 30% increase with 152 cases.

• By far, Asian Americans saw the steepest climb, 177.5%, rising from 89 cases to 247.

In its first month of operation, the hotline is already proving to be a valuable tool. Preliminary data shows 180 incidents were reported statewide. Race and ethnicity were most commonly cited, followed by religion and sexual orientation.

If you experience a hate incident, I encourage you to contact the California vs. Hate hotline to not only report what happened to you, but to also get the support you need. Additionally, reporting your case will help policy makers, like me, get a fuller picture of hate in our state. This will, in turn, enable us to take more steps to address it.

Phil Ting represents the 19th Assembly District, which includes the west side of San Francisco along with the communities of Broadmoor, Colma and Daly City as well as part of South San Francisco. Find an archive of his columns at RichmondSunsetNews.com.



The map on the left, presented in June of 2021, shows the plan to upgrade the firefighting water system pipelines (indicated in red) in the Richmond District as "funded." On the right is a recent map with the same pipelines listed as "unfunded' (in green). ***Graphics courtesy of SFPUC.***

Firefighting

Continued from page 1

vote. While much of that bond money was slated for making firehouses and other firefighting infrastructure more earthquake resistant, $154 million of it was allotted for expansion of the EFWS system into westside neighborhoods.

In June of 2021, the SFPUC presented a plan showing EFWS pipelines running north from a pump station at Lake Merced through neighborhoods in the outer Sunset and Richmond districts, listing them as "funded" by the bond money.

At a meeting of the Board of Supervisors' Government Audit and Oversight Committee last month, however, a revised plan showed the proposed pipelines for the entire Richmond District as "unfunded," as was the Sunset portion of a pipeline running north of Lawton Street.

District 1 Supervisor Connie Chan said she is "very concerned" about this change in the plan.

"It is very significantly different than what was actually provided on June 4, 2021, particularly about the pipeline alignments that are funded and unfunded," Chan said. "From the mapping that I actually have on file here it's clearly showing the pipes in the Richmond were actually funded. But here in the map that you presented today, talking about the pipeline alignment, they are actually in the green lines that are listed as 'unfunded.'"

Katie Miller, director of water capital programs for the SFPUC, responded that the whole system is much more expensive than what they had predicted.

"The planning-level estimates were based on a $15 million-per-mile for this pipeline and the first part of the pipeline that you see in red, which is the funded portion, is a larger-diameter pipeline because it's at the beginning of the system," Miller said. "So, it's 42-inch and then 36-inch diameter, welded steel, which are bigger pipes."

"As we move into the Richmond, they become smaller at 24-inch diameter. However, those first projects are more expensive because they're so much larger. So instead of just using that $15 million-per-mile estimate we actually have a more refined cost estimate and it's coming up more like $25-to-$30-million per mile.

"So we have shortened the segment shown that is funded and unfortunately we no longer reach into the Richmond District."

This explanation did not mollify Chan.

"Even though my colleague from District 4, representing the Sunset, is not here, I'm going to speak on behalf of the Sunset and my colleagues, both the former Supervisor Gordon Mar, as well as now District 4 Supervisor Joel Engardio, is that when we advocated, me as an everyday resident from the Richmond at that time, in 2020 for the bond to pass, we had a fairly good idea of what can be funded and should be funded, including the Richmond and Sunset and making that connectivity; this is a significant departure," Chan said.

"It's a significant difference for the west side in terms of what is not being funded."

Chan then called for a hearing.

"It's less than two years apart and that is a significant difference in both the design and cost estimates," she said. "I want to express my frustration and disappointment in hearing this and learning about this on my own, to discover it this way instead of having it flagged for me or at least my community and my constituents."

The revised plan does include a new saltwater pump station on the City's east side in the India Basin, at the southern shore of the Islais Creek Channel. It does not, however, include any saltwater pump stations on the west side.

This is one of two contentious points that critics of the SFPUC's plans have been arguing about for years. The other is the SFPUC's plan to abandon the idea of an entirely separate pipeline system for post-earthquake firefighting on the west side and instead combine it with the potable water system that serves everyday uses.

"They (SFPUC) only have enough money to fix 15 miles of drinking water mains in San Francisco every year on average," said Tom Doudiet, a former SFFD deputy fire chief who oversaw the pipeline expansion before 2010, when then-Mayor Gavin Newsom moved the program from the fire department to the SFPUC in an attempt to balance the City budget.

"They have over 1,200 miles of very antiquated drinking water mains. They're very fragile, many of which will rupture in a major earthquake," Doudiet said. "When the first bond was passed in 2010 the SFPUC decided 'hey, you know what? If we can convince the public that using drinking water mains to fight post-earthquake fires, it's just as good as using a separate system.' In fact, it's completely bogus as far as I'm concerned as a firefighter.

"You have to think of the Richmond and the Sunset as old, densely packed forest. You've got old, dry wood-frame buildings that are like kindling all bunched up against each other," he said. "You've got block after block after block and if you've got a fire that can't be addressed in the first half an hour or hour, pretty soon you've got half a block going. You've got conflagrations you've got to fight. You're not fighting house fires. You're fighting block fires."

The SFPUC says most of the bond money from 2010 and 2014 was used to reinforce the pipelines coming from Hetch Hetchy, where the City gets its water supply.

"You're depending on Hetch Hetchy water from 167 miles away, that crosses three major earthquake faults, crosses under the bay and then parallels

Continued on page 9

Police Blotter

Battery: 24th Avenue and Quintara Street, June 2, 3:48 p.m.

The victim, a student, said they had been at a playground when the suspect, a schoolmate, started harassing and bullying them. The suspect then chased the victim before kicking and punching the victim multiple times.

The suspect then left the area.

Reckless Driving: Lincoln Way and 11th Avenue, June 2, 8:30 a.m.

The victim, who had been driving, said the suspect was following them very closely before the victim stopped at a light. The suspect then exited their vehicle and pounded on the victim's window and threatened to harm the victim.

Both the victim and suspect then drove away.

Battery: 1300 Block of Ninth Avenue, June 2, 1:26 p.m.

The victim, who was working at a veterinarian hospital, told officers the suspects pushed them and then prevented the victim from interfering when one of the suspects wanted their pet back.

Robbery: 1200 Block of Eighth Avenue, June 4, 6:16 p.m.

The victim, a package delivery employee, told officers they had returned to their delivery truck and discovered the suspects inside taking packages.

The driver confronted the suspects.

One of the suspects pushed the victim while the second suspect pointed a handgun at the victim.

Both suspects then fled the area.

Outstanding Warrant: Arrest: 46th Avenue and Judah Street, June 4, 8:41 a.m.

Officers responded to a report of a suspect who was harassing customers for money, talking to children and attempting to light a sweater on fire.

Responding officers detained the suspect and a computer check revealed an arrest warrant.

The suspect was arrested.

Battery: 1200 Block of the Great Highway, June 4, 2:32 a.m.

The victim told officers they had been speaking with their mother when the suspect, a neighbor next door, yelled at them for talking too loudly.

The suspect then pushed the victim before leaving.

Violation of Stay-Away Order: 2300 Block of Noriega Street, June 4, 10:13 p.m.

A known suspect had returned to the area, despite a stay-away order.

Responding officers located the suspect and transported them to a medical facility for a mental health evaluation before arresting the suspect.

Violation of a Court Order, Methamphetamine Offense: 1600 Block of the Great Highway, June 8, 10:30 a.m.

Officers responded to a report that the suspect was attempting to gain entry to a residence, despite not living there and under a stay-away court order.

A search reveled methamphetamine in the suspect's possession.

The suspect was arrested.

Violation of a Restraining Order: 2300 Block of Noriega Street, June 17, 8:46 a.m.

A victim reported that the suspect, who has a history of being arrested for violating a restraining order, was outside the store again.

The suspect was located in the area and was arrested.

Robbery: Taraval Street and 34th Avenue, June 20, 11:41 p.m.

The victim told officers they just got off their motorized scooter when six suspects approached, started calling the victim names and then began punching and kicking the victim.

The victim's phone was missing after the incident but was later located nearby.

One suspect also attempted to steal the victim's scooter.

Battery: 600 Block of Irving Street, June 20, 7:15 a.m.

Officers responded to a report of a battery, which happened the previous day, in which the suspect had spat at the victim and used a racial slur.

After further investigation, the suspect was cited.

Robbery: Sunset Boulevard and Ortega Street, June 21, 6:16 p.m.

The victim said they were waiting for a bus while wearing headphones when five suspects approached and demanded the headphones. The victim refused, put away the headphones and walked away from the suspects.

The suspects then, unsuccessfully, attempted to take the victim's cellphone before fleeing the area.

The victim suffered minor abrasions from the incident.

Outstanding Warrants, Parole Violation, Burglary: 1200 Block of the Great Highway, June 22, 4:26 p.m.

Officers responded to a hotel regarding a report of a burglary.

The witness said the suspect was inside a hotel room and refusing to leave.

The officers made contact with the suspect, who initially provided a false name. A search revealed multiple items in the suspect's possession that did not belong to the suspect.

After further investigation, the suspect was arrested.

Assault: 1200 Block of 22nd Avenue, June 23, 9:47 a.m.

A father and his adult son were involved in a verbal argument before the father hit the son with an object, causing an injury.

After further investigation, the father was arrested.

Attempted Robbery: 100 Block of West Portal Avenue, June 23, 5:49 p.m.

Two juvenile victims reported that three suspects, also juveniles, had approached them and tried to take the victims' property. The victims ran into a nearby shop and hid in the bathroom before reporting the incident.

Responding officers made contact with the suspects and after further investigation, they were cited.

Manslaughter Charge Changed to Murder for Exploded Hash Oil Lab Suspect

By Thomas K. Pendergast

The man whose Sunset District house blew up in February, after butane vapors from an allegedly illegal hash oil lab exploded and killed his wife, now faces a murder charge for her death.

Darron Price, 54, was initially charged with involuntary manslaughter, manufacturing a controlled substance, four counts of reckless burning, two counts of child endangerment and one count of elder abuse. He has pleaded not guilty to all charges.

The allegation of involuntary manslaughter has been replaced by the murder charge. His wife, Rita Price, 51, reportedly suffered a stroke eight years ago and required an at-home caretaker, so both she and her caretaker were in the house at the time.

Authorities believe Price was illegally manufacturing hash oil for sale in the Sunset home's lower level, and the caretaker inadvertently caused the blast by turning on a dryer, which ignited lingering butane fumes.

According to media reports the caretaker was badly burned but survived.

"The People argued that Mr. Price took a dangerous and deadly risk to human life and safety, knowing that his wife and her caretaker were home in the middle of a dense residential community," Randy Quezada, communications director for the San Francisco District Attorney's Office, stated in an email.

Price's two children, ages 14 and 17, were at school when the explosion happened.

According to the San Francisco DA's office, investigators recovered "suspected butane tanks, ovens and other materials consistent with processing hash oil with volatile solvents."

The SF Standard reported that prosecutors allege Price was aware of the danger he was putting his family and the neighborhood in, based on conversations Price had with federal agents nearly a decade ago about the danger of hash oil production and its potential for fatal explosions.

The San Francisco Public Defender's Office declined comment for this article, however, Price's attorney, Public Defender Sierra Villaran, told ABC 7 news that she believes he is innocent and should not be in custody.

"We strongly believe in Mr. Price's innocence. We believe that he should be out of custody. I do not believe he poses any danger to the public," she said.

The SF Standard reported Villaran told them that what the government is providing as "hard evidence and information is in fact a farce. These were offhand comments at best reportedly told the SF Standard that none of the conversations between Price and federal law enforcement officers were recorded or documented and happened almost 10 years ago," adding that there was one sole comment which could be construed as knowledge of the danger.

KRON 4 news reported that a couple whose home next door was destroyed by the explosion has filed a lawsuit against the owners of the residence.

David Garth and his wife Nang Phommavongsay told the news station that their home was ruined, and their lives forever changed after the explosion "leveled the home to its foundation."

The defendants are identified in court documents as Peter De Martini and Diane De Martini. The De Martinis live nearby to the residence, and the court filing alleges they often walked by to check in and talk with Price.

"The behavior exhibited by the defendants is nothing short of shocking. Allowing a tenant to operate a highly dangerous drug lab in your garage is a ticking time bomb. Their neighbors David and Nang are lucky to be alive, and their lives are forever marked by this tragic event. They were left with nothing," the couple's attorney, David Hollenberg of Cotchett, Pitre and McCarthy, reportedly said.

The Garth Phommavongsay family did not specify the amount they are asking for in damages. However, court documents list medical expenses, past and future loss of earning as well as general and punitive damages to be considered by the court.

The initial incident report provided by the San Francisco Fire Department details some of the damages connected to the explosion. An estimated $5.5 million in property damage occurred on the street after the explosion, and an additional $2.3 million in personal property was also damaged. An estimated 15 homes faced various levels of damage after the explosion, according to KRON 4 news.

Firefighting

Continued from page 8

the San Andreas Fault for 25 miles up the peninsula," Doudiet said. "If any of that goes down, you're limited to what you have in your reservoirs."

There are numerous water cisterns in the plan. Yet they have a limited supply of water in them and depend on trucks with pumps to be useful. Deputy Fire Chief Tom O'Conner said the SFFD has about 64 fire engines throughout the city.

Many of them will likely be busy fighting fires elsewhere. Also, if the roadways are damaged during a quake, firefighting vehicles may not be able to drive to the cisterns to use the water reserves to fight fires.

Water from Lake Merced is not potable, so it cannot be used for drinking.

Doudiet explained why the EFWS has to be a separate system from the main potable pipeline.

"What happens if you use up all your drinking water?" Doudiet asked. "How do you know that you're going to be able to restore your drinking water supply in the days and weeks and maybe months after the earthquake? That water needs to be held in the reservoirs and saltwater needs to be used to fight the fires. If you don't have drinking water, you're going to have an epidemic of cholera in about three days," he explained.

"You cannot bet the survival of the City on using your drinking water to fight post-earthquake fires and it's stupid to do it when you have an unlimited supply of saltwater on three sides of the City," Doudiet said. "All you have to do is build the pump stations.

"This is just the PUC trying to figure out how they can use the bond money that the public was told would be used to supply adequate post-earthquake firefighting facilities to reinforce their drinking water mains. No, you can't do both, not if you're serious about putting out post-earthquake fires."

Send letters, comments and suggestions to:

Editor@RichmondSunsetNews.com

City Hall

Supervisor Joel Engardio

Paris in the Sunset?

If you've ever been to Paris, you likely walked down tree-lined streets and enjoyed the quaint sidewalk cafes. If you noticed six-story apartment buildings throughout the city, you probably didn't leave Paris thinking it was a terrible place because of housing density. The wonderful ground-floor bistros were memorable, not the building height.

This was my experience when visiting Paris, which led me to wonder if we could bring the spirit of Paris to San Francisco.

I don't propose turning our city into Paris. We will remain uniquely San Francisco. But we do have long stretches of major transit corridors on the west side with only one story of retail and no housing above. This is a lost opportunity, especially when we don't have enough middle-income housing for our teachers, first responders and the next generation of families.

It's time to think of ways to ensure our adult kids and grandkids can stay in San Francisco.

A Popular Example

Gus's Market is a great example of the spirit of Paris in the Sunset. On the corner of Noriega Street and 44th Avenue, new construction features three stories of housing above a beloved neighborhood grocery store. Most residents embrace it.

Let's build more of this type of housing with four or five stories above a grocery, senior center, childcare, retail or cafe that all residents in a neighborhood can benefit from.

It's in this spirit that I have co-sponsored legislation to make it easier to build housing and the type of housing we desperately need for young families and seniors.

I believe today's new housing should be created with the goal of solving the real needs of longtime residents:

- People want to stay close to their families, but adult children and grandchildren can't afford to live in San Francisco. With an average home price of around $1.5 million, families of most income levels are finding it increasingly difficult to buy a home here. We are facing a "missing middle."
- For today's renters and owners who were fortunate to find housing, they have no options to relocate when they have kids and need more space.
- Seniors have no options to downsize when they become elderly and unable to navigate stairs or maintain a large home. There is nowhere to safely age in place – such as an elevator building – without leaving their neighborhood or San Francisco entirely.
- Newcomers who wish to move to the City and bring their innovative talents and diversity are deprived of an inviting housing market.

What is Dom-i-city?

We need to be open to creative solutions that solve the actual housing problems families face in San Francisco. This starts with a concept called Dom-i-city (Domiciles in the City).

It's ideal for San Francisco's westside neighborhoods. Dom-i-city would fit on transit corridors or on the footprint of one, two or three standard lots at any corner. It would not be allowed mid-block.

On a single standard lot, it puts five stories of townhouse housing (one unit on each floor) above a ground floor with off-street parking, community space or retail. It would include an elevator, making it ideal for senior housing.

On transit corridors, the larger Dom-i-city would hold 15 units of two- and three-bedroom family housing. All the units can face a courtyard below for kids to safely play or families to have a vegetable garden.

Imagine several Dom-i-city structures anchoring neighborhood corners within a few blocks of each other. One can include a grocery on the ground floor that serves the entire neighborhood or even a senior center. Another might provide space for child daycare. Others could anchor bakeries or cafés.

Neighborhoods that are far from a commercial corridor would be transformed into vibrant communities where people can connect and enjoy amenities close to their homes.

Dom-i-city fills the need for "missing middle" housing – mid-rise buildings with at least two bedrooms per unit. The new residents will also create the foot traffic and become the customers to revitalize and sustain commercial corridors.

Dom-i-city doesn't propose replacing all single-family homes. Westside areas like the Sunset will always be a majority of single-family homes. But Dom-i-city offers options that currently do not exist. If only 5% of Sunset homes were converted to Dom-i-city, it would create 6,000 new homes – much-needed housing for both middle-income families and seniors who want to age in place in the neighborhoods they love.

Feedback from Sunset Residents

I mentioned Dom-i-city in my supervisor newsletter and San Francisco Chronicle columnist Heather Knight recently wrote about the housing concept. Many Sunset residents reached out to me asking how they could move into a Dom–i-city unit.

Denise said: "I was born in San Francisco and have lived all of my 71 years in the Outer Sunset. I am a retired teacher. I love your idea because I want to sell my large house, downsize, and live out my days without having to leave my beloved neighborhood."

Lily said: "I'm totally in favor of converting existing one-story commercial buildings into Paris-like living spaces. I for one would love to downsize to one of those units!"

Ron said: "I love your idea of comparing San Francisco housing to that of Paris. I've always thought the same thing. I own my home and the home on each side of mine is vacant. I would like to consider a sale to create a lot for Dom-i-city. One neighbor has already expressed an interest."

Dom-i-city returns areas of the west side to its original intention. Beautiful five- and six-story apartment buildings from the Art Deco era were built on West Portal Avenue and Irving Street a century ago. San Francisco built multi-family housing until the 1970s. But since then, we have implemented zoning laws that limited most areas to single-family units.

Dom-i-city goes back to the future to solve San Francisco's housing needs. If we build concepts like Dom-i-city, we won't need comparisons to Paris. We will have created our best San Francisco.

Joel Engardio is the District 4 representative on the San Francisco Board of Supervisors. He can be reached at engardiostaff@sfgov.org.

The members of the Park-Presidio Sunset Lions Club have been serving our community for the past 75 years. We continue to do so despite the challenges of a pandemic. Soon, we will resume regular meetings and invite our west side neighbors to participate.

Lions Pride: Serving the west side for the past 75 years!

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‘City Hall of Fame’: Supes Honor Sunset’s SI and Lowell Baseball Champions

By Thomas K. Pendergast

In the annals of San Francisco baseball history, rarely, if ever, have two high school varsity baseball teams from the Sunset District both won their respective division championships simultaneously but this year proved exceptional.

The St. Ignatius College Preparatory High School Wildcats are now California Interscholastic Federation (CIF) Division II champions after defeating the Gauchos of Petaluma’s Casa Grande High School 3-0, while the Lowell High School Cardinals are now the CIF Division V champions after defeating San Francisco University High School 4-0.

On June 13, both teams were honored by the San Francisco Board of Supervisors for this extraordinary achievement.

“It’s baseball season and this year was a special one in the City’s high school baseball history. You might call it a baseball renaissance,” District 4 Supervisor Joel Engardio said. “Ten days ago, two of our high school teams brought home the Northern California titles for their divisions.”

“As luck would have it, both are from my district, Lowell and St. Ignatius. You make San Francisco proud,” Engardio said. “Board rules only allow me to honor one team today, so thank you Supervisor Melgar for singing the praises of the Lowell Cardinals. And I will be honoring the Wildcats.

“The Wildcats had a tough start this year. They were running 13 wins to 11 losses but they didn’t let that get into their heads. They believed in each other and didn’t give up,” he said. “They went on to win seven out of the last eight games of the regular season. Then, in the championship game the bats got hot when they needed it. The pitching and defense were spectacular and they stranded all seven opposing runners. When the pressure was on, they played their best. They were the definition of resiliency.”

Before the last redistricting, Lowell High School was in District 7. It is now in District 4.

“I’d like to welcome the families, the coaches and the players to City Hall,” District 7 Supervisor Myrna Melgar said. “We, today, mark a truly successful year in the 127 years of successful baseball at Lowell High School.

Melgar noted the extraordinary circumstances the student athletes had to overcome.

“I want to emphasize that our kids are excelling at the highest level. They had a rough year – a rough last four years – in high school, through a pandemic and ensuing challenges. They not only persevered but thrived.

“They had to endure two almost completely lost seasons, as they only played three and four games, respectively, in 2020 and 2021 due to COVID,” Melgar said. “They faced so many challenges this season that we’re in now and I think everybody heard, we had a little bit of rain this year, so the school district canceled a bunch of the games because the fields were wet.

Above: The Lowell High School Cardinals varsity baseball team was honored by the San Francisco Board of Supervisors at City Hall, for winning the California Interscholastic Federation (CIF) Division 5 championship by defeating San Francisco University High School 4-0. *Photos by Thomas K. Pendergast.*

Below: The St. Ignatius College Preparatory School Wildcats varsity baseball team was honored by the San Francisco Board of Supervisors at City Hall, for winning the CIF Division 2 championship by defeating Petaluma’s Casa Grande High School 3-0.

“And yet they managed to do what all great teams do, and that is stay focused and persevere,” she said. “They did what every championship team hopes to do and that is that they ended the season with seven straight wins: against Galileo, against Washington, against Skyline, Ripon Christian and finally they beat University 4-0 in the championship.”

The Cardinals’ head coach Daryl Semien thanked numerous people, starting with legendary coach John Donohue, who retired in 2015 after coaching 33 seasons at Lowell, winning the Cardinals 14 San Francisco Section titles and an overall record of 735 wins, 390 losses and 4 ties and he was also inducted into the California Coaches Association Hall of Fame.

Coach Semien also thanked other Cardinal assistant coaches, including Romeo Aurelio, Michael Sera, Kenny Gon, Emil DeAndreis, Josh Ng, Charlie Cutler and Michael Leung.

“They’re our assistant coaches and again we all played in the program,” Semien said. “We all played under coach Donohue and he laid a foundation that we follow, pretty much.

“I want to thank our principal Dr. (Michael) Jones. I want to thank (Assistant Principal) Mr. Isaac “Jandro” Alcantar, because without them, we couldn’t do any of this,” he said.

“Also our Athletic Director Robert Ray, and I’m going to finally ask the young men of Lowell High School to stand up and be recognized.”

This they did and everyone in the chamber applauded.

“My last ‘thank you’ goes out to four young men specifically. We had a senior class of four this year: Thomas McGrath, Jeremy Tam, Gabriel Leung and Aubrey Reed. You will always be Lowell baseball family.

“Good luck to you guys on your future endeavors. And we couldn’t have done it without you guys, our senior class, thank you.”

Wildcats head coach Brian Pollzzie (pronounced Po-lit-zee) thanked numerous people as well.

“This year’s historic SI squad brings home a Nor-Cal regional championship, both to St. Ignatius and to San Francisco, and we as a team cannot be more proud to represent both our school and our City,” Pollzzie said. “This team embodies the grit, toughness and resilience of not only San Francisco, but also the Sunset District.”

“I’d like to acknowledge and thank our team for all the work they put in this year and the many years leading up to this great accomplishment, especially our seniors, who put in four years into the program.”

Pollzzie then asked the seniors to stand up and get a round of applause.

“We have Luca Dickinson, Jackson Short, Baxter Lee, Archer Gemmill, Rio Alvarez, Kevin Malouf, Calvin Schaaf, Lenny Beatie and Gus Parker.

“I’d also like to thank the baseball families that supported us, especially our team parents Bonnie Jacobson and Vic and Jen Parker for their help with numerous team meals, logistics and communication,” he said.

“I’d also like to thank our coaching staff, San Francisco born and raised Matt Kauffman and Matt Lopez and our hitting coach Joe Jimenez.

“Finally, I’d like to thank my wife Carolina for supporting me on this journey.”

District 2 Supervisor Catherine Stefani also had a personal acknowledgment to make.

“Just a very humble and respectful congratulations from a Sacred Heart Cathedral mom,” Stefani said. “And I do want to recognize that Rio Alvarez, one of the graduating seniors, I’ve known since he was 5 years old. He used to play baseball with my son. And so I’m very excited to see SI here to-

Kilduff’s Korner

by Paul Kilduff

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'Then and Now': Abraham Lincoln High School

Left: Abraham Lincoln High School groundbreaking for new stadium photo opp on July 18, 1951. Their roles unspecified, the photo caption mentions Carolyn Sherwood who is standing by and Dr. Herbert Clish who is at the controls. *Photo courtesy of a private collector/ Western Neighborhoods Project/OpenSFHistory.* Right: Many find it interesting to compare historical photos with recent pictures to recognize the familiar and to see how things have changed. The same view 72 years later shows an addition to the school. *Photo by Melissa Deng.*

Letters to the Editor

Editor:

In his most recent essay "Why Tents Can't Be Removed," Supervisor Joel Engardio once more transforms fantasy into reality. Engardio brands a judge's ruling as "nonsensical." Why? According to Engardio this is because tents cannot be removed when no alternative shelter is available for the entire population. Let us be clear: Shelters are a temporary solution and do not suit the needs of many. What other solutions are Engardio putting into place?

Engardio admits that 40% (an estimate which may well be too low) of the unhoused will be forced to move their tent – if it and their other belongings are not confiscated and even resold – to some other location people would rather not see them in because shelter beds are not sufficient. He complains of legal claims against the City, claims which pale in comparison to the $70 million paid out to settle 1,750 police malfeasance lawsuits from 2010 to May, 2023.

We need to house these people in dignity; shelters need to be only a temporary solution. Many unhoused individuals do not find that shelters meet their needs. We need to understand why and make accommodations whenever possible. Sweeps are morally unconscionable, and it is shameful that Breed, Haney and others have had tents removed before they were coming to an area.

Engardio's solution is to not have a workable plan. Engardio wishes to herd the unhoused into parking lots at windy Candlestick. Free will does not enter into it. Nor does the availability of employment, who would fund the project, the wishes of neighbors, and so on.

Engardio is absolutely correct on one point: The government, not homeowners, should be repairing our sidewalks (and removing all graffiti), and homeowners should have regulations regarding benches and "decorative" fences better explained to them so that they do not unknowingly flaunt the law and regulations. Our less fortunate neighbors need not just care and shelter but care and shelter that work for them and meet their needs.

Harry S. Pariser

Editor:

Like many, I was initially skeptical about the claim that there was plenty of space for housing development in the Sunset. But you know what? I've changed my mind, on realizing that there is a perfectly splendid piece of land, indeed an acreage for development, which won't require the sacrifice of any current housing, businesses, or public resources, and which could provide space for all of the City's new required affordable housing units.

Where is this marvelous space? Why, the Olympic Club, of course. Why, given the desperate need for housing, should such a large chunk of our small city be reserved for privileged white males to play their game? Indeed, given that their Board of Directors is composed of ultra-wealthy Democratic donors, one can only be surprised that they have not offered it up already as a voluntary sacrifice. Surely they understand their moral duty to the poor, since they vocalize about it so often.

I urge the mayor, governor, Board of Supervisors, and all of our other elected officials to immediately move forward with accepting this donation, or if that should not be forthcoming, using the power of eminent domain to condemn the golf courses and get to building high-rise public housing. It seems the very least that they can do.

Pat Lamken

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Photo by Therese Regonini (Instagram: @og_trizz).

'PHOTOS OF THE MONTH' ONLINE GALLERY

Photographers are invited to submit three of their best photos for consideration to be published in the "Photos of the Month" gallery on RichmondSunsetNews.com. The website averages more than 20,000 views per month. Please submit photos as jpegs, 150 dpi, six inches wide. If you don't know how to size your photos, we can help. While there is no compensation for the submissions, we are planning on awarding a gift to the best photo of the month in the near future. Please submit on or near the 15th of each month. For more information, email Editor@RichmondSunsetNews.com or call 415-706-6428.